

Realty Stock Review

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MARKET STRATEGY: SIGNING OF NEW TAX LAW TRIGGERING SURGE OF MLP UNIT OFFERINGS

Demand for master limited partnerships (MLPs) whose income can be classed as "passive income" is turning out to be much larger than we anticipated a month ago (RSR, Sept. 26).

The reason is that the new tax law permits only passive income from property ownership or rental to offset the billions of dollars of "passive losses" sold to investors in recent years.

President Reagan signed these changes into law this week but already Wall Street is turning out more MLPs than we'd imagined to generate passive income. What caught our eye was an offering of 5.0 mil. units of **Perkins Family Restaurants L.P.** at \$13 to raise \$65 mil. The MLP will own a chain of about 100 restaurants, which doesn't sound much like property rental but which in the opinion of tax counsel will produce the prized passive income. We are not adding Perkins to RSR because it doesn't appear to be real real estate.

But others are closer to real estate. Some examples:

--**La Quinta Motor Inns Limited Partnership** sold 3.975 mil. units at \$20 to buy 31 La Quinta motor inns. The

general partner will manage the inns via long-term contract with La Quinta Motor Inns Inc., the sponsor. The MLP will seek cash flow (some of which may be tax sheltered) and long-term appreciation.

--**CalFed Income Partners L.P.** is planned as an offering of about \$75 mil. to buy about equal parts of mortgage loans and income properties from its sponsor, a major Calif. S&L holding company. About half of income would be passive.

--**Commonwealth Mortgage of America L.P.** (not the company reviewed in this issue) is planning a public offering whose income would be flowed to investors without corporate tax. With builders and developers such as Standard Pacific Corp., UDC-Universal and Newhall Land & Farming already converted to MLP format, we are likely to see many more new offerings of operating businesses, especially those with good cash flow, in the MLP format.

The point of this for investors is that the process of securitizing real estate is taking many new tacks with passage of tax reform, and the steam behind MLP offerings may be much greater than we had anticipated. Whether these new investments are true "opportunities" will depend on the merits of each; that's why we continue to give you lots of specifics on each as well as trends.

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PUBLISHED TWICE MONTHLY ON THE SECOND AND FOURTH FRIDAYS; SUBSCRIPTION \$264 ANNUALLY/GROUP RATES ON REQUEST

Chicago Dock & Canal Trust split its shares 200-for-1 Sept. 30 and listed on NASDAQ (symbol DOCKS). This signals a new direction for the old-line trust (its history traces to 1857) as it diversifies from its base as owner of 40 acres in downtown Chicago into other cities. DOCKS is one of the REIT industry's most fascinating asset plays -- the potential transformation of the classic asset-rich, cash-poor entity.

* Reviewed in Oct. issues. Additions or changes underlined. # Recent client. Review/comment dates within last year.

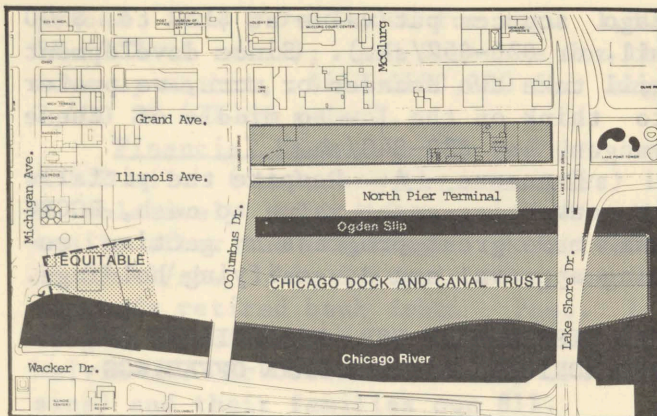
So far the play has been denied most investors because of high share price (up to \$5,200/sh. before the split) and infrequent trading of the 28,919 per-split shares. The split gives DOCKS 5.78 mil. shares out and initial trading at about \$23.50/sh. We are ranking shares a high B for now.

EPS/Dividends - B: DOCKS earned 24¢ in its April 1986 FY. DOCKS earned another 80¢ in the July qtr., including 69¢ from sale of the Palmolive Bldg. in Chicago for \$17.55 mil. DOCKS is paying dividends at 24¢ annual rate, or about 1% on market value, clearly signaling its asset-play status.

Assets and Operations: DOCKS owns 40 acres on the north side of the Chicago River where it flows into Lake Michigan (see map). Most land lies between Columbus Dr. and Lake Shore Dr. but one parcel is east of Lake Shore south of Lake Point Tower high-rise luxury apartments. After a young lawyer named Abe Lincoln did some early legal work on the assemblage, it was developed for industrial use because of its water and rail access. In 1962 the tract was contributed as the major asset to DOCKS and redevelopment planning got underway. Chicago city fathers were cooperative and a plan for an office and residential complex called CityFront Center emerged. To get cash for an estimated \$60 mil. land improvements, DOCKS contributed its land into a joint venture with Equitable Life Assurance Society in 1983. But the venture fell apart over how much leverage should be permitted and was dissolved in Dec. 1985.

In the split DOCKS got (a) all land east of Columbus Dr. and (b) a 62% interest in the Equitable Bldg., a 35-story office tower (map) fronting on prestigious N. Michigan Ave. (at #401). Equitable has just broken ground for a new 800,000 SF tower next door. DOCKS is happy because it got the zoning it needs (subject to final approval of internal designs standards), and it got a cash stream to use in financing improvements on its site. DOCKS needs only about \$30 mil. to improve its land, and that can be divided into three bites of \$10 mil.

To produce cash flow, in June 1986 DOCKS disposed on an area office, Palmolive Bldg., in a tax-deferred exchange



and subsequently acquired three non-Chicago offices, all substantially fully occupied: 144,000 SF One Michigan Place in Lansing, Mich.; 73,000 SF Lincoln Garden office in Tampa; 120,000 SF Waterplace Park office on Indianapolis' north side. In addition DOCKS used proceeds from condemnation of a small plot to buy 89,300 SF Kipling Plaza shopping center in Denver (Littleton).

In Sept. DOCKS closed the first development deal for property in its tract. It sold part, and leased part, of the 750,000 SF North Pier Terminal to a local developer who will develop 200,000 SF speciality shops and restaurants and 250,000 SF professional loft space. North Pier stands on the north shore of Ogden Slip (map) east of Lake Shore; its western part will be demolished to make way for extension of McClurg south.

Financial Measures - B: Debt of \$6.5 mil. at July 31 is 0.2 times equity of \$34.3 mil. or \$5.94/sh. at contributed cost of its land. Largest DOCKS shareholders now are New York Public Library and University of Chicago with 9.7% and 7.0% respectively.

Current value: The obvious question is what DOCKS is worth. It has never appraised its properties but here are some benchmarks: It now has zoning approval to build 12.5 mil. SF on its land, estimated to cost \$1.1 bil. at today's costs. It can build about 6 mil. SF residential (currently Chicago's strongest market) for perhaps 6,000 to 7,500 apartments. Remainder would be office, commercial and hotel. The land is booked at \$3.16/SF but might bring \$100-\$150/SF in the market (equal to \$175-\$260 mil. or \$30 to \$45/sh.). Chi-

cago sources put value at \$150 to \$300 mil. or \$26-\$52/sh.). Since development will take two decades or more, we prefer to think on the low to middle of these ranges, say \$30-\$40/sh.

Exposure - A: Despite the pitfalls in converting asset value to cash, DOCKS has made great progress by getting zoning approval and diversifying holdings.

NEW LISTINGS IN RSR: HOMEBUILDER AND TWO MORTGAGE BANKERS MAKE OFFERINGS

The new issue market continues strong and we add three market newcomers.

Commonwealth Mortgage Co., Inc. of Wellesley Hills, Mass. came public Oct. 8 by selling 1.1 mil. shs. at \$10 to raise \$11 mil. Shares trade OTC under NASDAQ symbol CCMC. We are ranking shares C initially.

EPS/Dividends - C: CCMC earned 59¢ sh. in its April 1986 fiscal year, up 110%. EPS rose another 131% in the July qtr. to 30¢, for an offering price of 13.2 times latest 12 mon. earnings. CCMC does not intend paying dividends but will retain earnings for growth.

Assets and Operations: CCMC originates, warehouses, sells and services mortgages, mainly on one- to four-family homes, from 12 offices in six New England states. It plans opening one to three new offices in the next six months. CCMC originated 656 mil. loans in FY 1986, up 74%, and originations rose another 180% to \$348 mil. in the July qtr. About 85%-87% are conventional home loans. Origination fees account for 26% of revenues.

Like other mortgage bankers, CCMC borrows against loans originated while it assembles (warehouses) blocks of loans. Net interest during warehousing generates 28% of revenues. Profits on sales of these warehoused loans amounted to 45% of revenues, averaging 1.83% to 1.95% premium over principal balances. But CCMC charged \$1.4 mil. against income because loans sold were prepaid faster than it had estimated in making sales. Additional charges may result if lower loan rates induce more prepayments.

CCMC services \$1.34 bil. loans at July 31, up 59% in the year. Servicing

generated 12% of revenues.

Financial Measures - C: Corporate debt of \$2.2 mil. is a low 0.1 times \$18.1 mil. shareholders' equity (or \$2.91/sh.) pro forma the offer. Warehousing debt of \$123.8 mil. is secured by \$153 mil. of loans held for sale. CCMC founder and chairman Max R. Kargman, Pres. John F. Sousa Jr., and family members own 73% of the 6.22 mil. shs. outstanding after the offering. Messrs. Kargman and Sousa have applied to acquire a N.J. savings & loan under a supervisory agreement with regulators.

Exposure - C: Founded in 1961, CCMC has grown steadily although EPS have fluctuated in some years due to interest rate conditions.

Knutson Mortgage Corp. of Bloomington, Minn. sold 2.3 mil. shs. at \$10 Oct. 1 to raise \$23 mil. Shares are under KNMC symbol on NASDAQ. We are giving C Rank to shares at this time.

EPS/Dividends --C: KNMC earned \$1.35 mil. in 10.5 mon. thru Sept. 1985 after it was acquired by Home Owners Fed. S&L of Boston in Nov. 1984, and \$5.2 mil. in the nine mon. to June 1986. KNMC reports no EPS in its prospectus but by our computation EPS equaled 48¢ in the latest 12 mon. thru June on the 11.5 mil. shs. out before the offering. The offering is thus priced at about 20 times historic EPS. KNMC intends paying no dividends, which are barred under its present warehouse credit lines.

Assets and Operations: KNMC originates, sells and services single-family mortgages generated via 33 loan production offices in 12 Midwestern and Western states ranging from Ill. and Wis. to Ariz. and Utah. KNMC has expanded loan production since its acquisition and originated \$702 mil. loans in the nine mon. to June. Originations are 52% FHA/VA, 48% conventional, which are nearly all fixed-rate. Origination and acquisition fees were 25.5% of revenues. Net interest income on loans held in warehouse was 2.3% of revenues.

Gains on loan sales generated 48% of revenues, provided mainly from selling discounted mortgage-backed securities. Sales generated \$15.6 mil. residual interest receivable (present value of excess of rate charged to borrowers

over rate paid to investors). If loans are prepaid more rapidly than expected, some residual interest receivable may be reversed, adversely affecting net income. KNMC has sold this residual interest to its parent at net book value.

KNMC services \$5.2 bil. mortgages, including \$1.3 bil. servicing owned by it and \$3.9 bil. owned by its parent. Servicing generates 23% of revenues.

Financial Measures - C: KNMC has no corporate debt but \$170 mil. short-term notes, as adjusted for the offering, is 4.0 times pro forma equity of \$42.1 mil. or \$3.04/sh. KNMC borrows under a \$280 mil. warehousing credit that KNMC is negotiating to increase to \$400 mil. Home Owners owns 83% of KNMC after the offering.

Exposure - B: KNMC's acquisition by Home Owners, largest Mass. S&L, has enabled it to expand and reduce risk by providing additional financial help.

M/I Schottenstein Homes, Inc., a Columbus, O. based homebuilder, sold 1.1 mil. shs. at \$6.50 sh. on Oct. 3. Stock trades OTC under MIHO symbol. Simultaneously it sold \$25 mil. of 13.25% senior subordinated notes due 1996 at 98.64% of par (13.43% effective rate) to raise a total \$31.8 mil. We assign an initial C Rank to shares.

EPS/Dividends - C: EPS of 16¢ in the Dec. 1985 year were up 7%. MIHO earned 19¢ in the June 6 mon., up 375%. The offer price equals 21 times the 31¢ of the latest 12 mon. No significant dividends are seen in the near future.

Assets and Operations: MIHO generated \$53.6 mil. revenues in 1985, with 90% from sales of 574 homes at an average \$83,775/DU. Revenues doubled in the June 6 mon. to \$36.4 mil. with 95% deriving from 422 home sales at \$81,775/DU average. Backlog of 662 DU at June 30 is up 121%.

MIHO believes it is the largest homebuilder in Columbus, O., which accounts for 61% of backlog. It also builds in Tampa, Orlando, and Palm Beach Co. in Fla. (35% of backlog) and entered Charlotte, N.C. in 1985 (5% of backlog). MIHO builds three model lines: Hallmark, priced from \$71-\$117,000 for an average 1,800 sq. ft. (about 58% of sales); Heritage, a lower priced alternative

priced from \$49-\$82,000 for avg. 1,300 SF (35% of sales); and Showcase for the move-up market, \$113-\$180,000 for avg. 2,400 SF (7% of sales).

Financial Measures - C: Debt of \$35.2 mil. (including the new notes) is a relatively high 4.3 times \$8.2 mil. equity after the offering. Book value is \$1.41/sh. Liquidity is adequate and proceeds retired bank debt. Pres. Irving E. Schottenstein and EVP and Treas. Melvin L. Schottenstein (they are cousins) and their families own 81%.

Exposure - C: MIHO has experienced moderate revenue and earnings growth in a volatile industry, and has been able to enter new markets successfully.

We've also added **Oakwood Homes** and **Sierra Capital Realty IV** and will review them next issue.

APPRAISED ASSET VALUE COMPARISONS

	DATE	APPRAISED VALUE/ SHARE	% PRICE TO APP. VALUE
QUALIFIED REITS			
BANKAMER REALTY	7/86	\$34.50a	-7.6%
CLEVETRUST RLTY #	12/84	\$23.89	-45.6%
EQK RLTY INV I	12/85	\$19.10	-16.2%
FIRST UNION RE#	12/85	\$23.37	5.9%
INTL INCOME PR#	12/85	\$13.55	-0.4%
LANDSING INST V	6/85	\$ 9.26	-48.7%
NATL CAPITAL RE	12/85	\$ 5.14	-68.4%
NEW PLAN RLY TR#	7/85	\$11.10	23.9%
PROPERTY CAPITAL	7/84	\$21.70	9.4%
PRU RL CAPITAL	12/85	\$ 1.66	-24.7%
SANTA ANITA	12/85	\$25.96	11.2%
SIERRA RE EQ82#	12/85	\$10.63	-8.3%
SIERRA RE EQ83#	12/84	\$10.24	-4.8%
SIERRA RE EQ84#	3/85	\$ 8.44	9.6%
USP RL EST INV#	12/85	\$13.44	-33.0%
WELLS FARGO M&E	6/86	\$30.22a	-4.9%
AVERAGE			-12.7%
OPERATING COMPANIES			
BAY FINCL CORP	5/86	\$45.20	-36.9%
BENEQUITY HLDGS	12/85	\$28.98	-18.0%
FAIRFIELD COMM	2/86	\$19.58	-57.2%
KOGER CO#	6/86	\$23.79	25.6%
NEWHALL INV PROP	6/86	\$17.88	-36.4%
NEWHALL LAND	12/85	\$25.68	54.3%
PERINI INV PR#	6/86	\$18.96	-27.5%
ROUSE CO#	12/85	\$30.12	-1.6%
SAUL (BF) REIT#	9/85	\$25.54	-29.5%
SOUTHWEST RLTY#	12/85	\$16.68	-72.3%
UNICORP AMER	12/85	\$17.70	-21.6%
AVERAGE			-20.1%

Appraised market values of net assets (i.e., properties held) are reported publicly by companies. Values are estimated by management and concurred in by independent appraisers except for: Koger Co. values set by independent appraisers; New Plan Realty, management estimate only. Share values are fully diluted. a-Entity has not revalued mortgages.

RANK	EXCH/ SYMBOL GROUP	SHARES (000)	BOOK VALUE	ANN DIV	-EARNINGS- MON 12 MO	LAST PRICE	% CHANGE OCT 08	FROM- JAN 1	P/E RATIO	% ANN YIELD	% PR TO BK	RETURN ON BKZ	MKT VAL MIL \$
D	AMERICAN HOTEL	NY-AHR 2	5787 15.53	0.00	JUN -1.70	10.13	-8.0	-3.6	0.0	0.0	-34.8	-10.9	58.6
A	BANKAMER REALTY	NY-BRE 2	7860 17.74\$	2.40	JUL 4.12	31.88	2.0	22.6	7.7	7.5	79.7	23.2	250.5
*	BEVERLY INV PROP#	NY-BIP 1	7895 19.35	2.45	JUN 2.13	27.25	0.0	43.4	12.8	9.0	40.8	11.0	215.1
A	BRADLEY RL EST	OC-BRLY 1	2240 3.09	0.80	MAY 0.60	14.88	-0.8	10.2	24.8	5.4	381.4	19.4	33.3
B	BRT REALTY	AS-BRT 3	3192 11.29	1.60	JUN 1.58	15.25	0.0	103.3	9.7	10.5	35.1	14.0	48.7
B	CALIFORNIA REI	NY-CT 1	4812 9.21	1.28	JUN 1.05	11.63	2.2	-1.1	11.1	11.0	26.2	11.4	55.9
*	CENTRAL REALTY	OC-CMRT 2	1715 1.19	0.00	JUN -0.16	0.50	0.0	-20.0	0.0	0.0	-58.0	-13.4	0.9
C	CENVILL INVSTR	NY-CVI 2	7007 13.03	2.00	JUN 2.06	18.38	-1.3	8.1	8.9	10.9	41.0	15.8	128.8
B	CHICAGO DOCK/CANL	OC-DOCKS 1	5784 5.94	0.24	JUL 0.99	23.25	0.0	16.3	23.5	1.0	291.4	16.7	134.5
B	CLEVELAND TRST RLY #	OC-CTRS 2	1998 18.59\$	2.00	JUN 0.63	13.00	8.3	-23.5	20.6	15.4	-30.1	3.4	26.0
C	COMMONWLT RLY#	OC-CTRYZ 1	1468 9.80	0.00	MAY 1.76	11.75	2.2	6.8	6.7	0.0	19.9	18.0	17.2
*	CONSOL CAP INCOME	OC-CGITS 3	13358 19.22	2.40	JUN -0.11	13.25X	3.5	-10.9	0.0	18.1	-31.1	-0.6	177.0
B	CONSOL CAP RLY#	OC-CCPLS 2	5966 8.94	0.40	MAY 1.72	6.25	-3.8	-49.0	3.6	6.4	-30.1	19.2	37.3
*	CONSOL CAP SPEC	OC-CCSTS 3	12293 16.94	2.16	JUN -1.70	9.63X	3.2	-23.0	0.0	22.4	-43.2	-10.0	118.3
*	COPLEY PROPS	AS-COP 2	4008 18.62	1.66	JUN 1.48	18.25	2.1	8.1	12.3	9.1	-2.1	7.9	72.1
*	COUNTRYWIDE MTG	AS-CWM 3	7885 11.66	1.92	SEP 2.13	17.25X	-4.8	66.3	8.1	11.1	47.9	18.3	132.6
*	F-CPL REIT	OC-CNTRS 1	1737 8.87	1.08	SEP 0.00	8.50	-5.6	-15.0	0.0	12.7	-4.2	0.0	14.8
*	F-CRI INS MTG II	NY-CII 3	8536 19.20	1.70	JUN 1.62	19.63	-0.6	-1.9	12.1	8.7	2.2	8.4	167.5
B	DEL-VAL FINCL	AS-DVL 3	3105 9.56	1.74	JUN 1.81	19.88X	4.0	22.3	11.0	8.8	107.9	18.9	61.7
F	F-DUKE RLY-CAPITAL	NY-DRE 1	7520 1.02	0.00	--- 0.00	1.38	10.0	-31.3	0.0	0.0	34.8	0.0	10.3
F	F-DUKE RLY-INCOME#	NY-DREPR 1	7520 8.00	0.83	JUN 0.83	8.00	-1.5	0.0	9.6	10.4	0.0	10.4	60.2
A	EASTGROUP PROPS	AS-EGP 1	2684 19.98	2.60	MAY 3.25	30.50	-1.6	-6.5	9.4	8.5	52.7	16.3	81.9
B	EASTOVER CORP	OC-EASTS 2	1278 14.66	2.00	JUN 1.60	19.50	8.3	-6.6	12.2	10.3	33.0	10.9	24.9
*	F-EQK RLY INV I	NY-EKR 1	7589 15.65\$	1.66	SEP 0.54	16.00	0.0	-7.9	29.6	10.4	2.2	3.5	121.4
A	FEDERAL REALTY#	NY-FRT 1	11649 8.95	1.08	JUN 2.02	20.50	3.8	21.5	10.1	5.3	129.1	22.6	238.8
A	FIRST CONTNL REIT	OC-FRCES 3	4103 9.55	0.00	AUG 0.44	4.13	0.0	-31.3	9.4	0.0	-56.8	4.6	16.9
A	FIRST UNION RE#	NY-FUR 1	18109 8.84\$	1.48	SEP 1.48	24.75	-1.5	40.8	16.7	6.0	180.0	16.7	448.2
*	GOLDEN CORRAL #	OC-GCRA 1	1480 9.27	1.25	JUN 1.25	11.25	7.1	-4.3	9.0	11.1	21.4	13.5	16.7
*	F-GRUB&ELLIS REIT	OC-GRIT 4	2500 9.07	0.88	SEP 0.74	9.13	4.3	17.7	12.3	9.6	0.6	8.2	22.8
*	GUILD MTG INVSTMT	AS-GUM 3	2770 9.26	1.16	SEP 1.20	10.50X	2.8	5.0	8.8	11.0	13.4	13.0	29.1
*	HARRIS-TEETER PRF	AS-HTP 2	2320 9.05	0.48	--- 0.00	10.63X	-1.2	6.3	0.0	4.5	17.4	0.0	24.7
*	HEALTH CARE PR#	NY-HCP 1	8145 20.69	2.32	JUN 2.34	30.00	4.8	12.8	7.7	45.0	11.3	244.4	4.0
A	HEALTH CARE REIT	AS-HCN 3	5330 11.30	1.56	JUN 1.62	17.13	-2.1	17.1	10.6	9.1	51.5	14.3	91.3
A	HEALTHVEST #	AS-HVT 1	6014 19.27	2.20	SEP 2.20	21.38X	-0.2	6.9	9.7	10.3	10.9	11.4	128.5
C	HMG PROP INV	AS-HMG 1	1212 16.63	0.60	JUN 0.25	9.38	4.2	-15.7	37.5	6.4	-43.6	1.5	11.4
B	F-HOLLYWOOD PK RLY	OC-HTRFZ 1	3824 7.73	1.60	JUN 1.02	23.50	2.2	17.5	23.0	6.8	204.0	13.2	89.9
B	F-HOTEL INVESTORS#	NY-HOT 1	10052 14.79	2.00	MAY 0.28	22.50	2.9	8.4	80.4	8.9	52.1	1.9	226.2
A	HRE PROPERTIES	NY-HRE 1	5913 23.57	2.28	JUL 1.89	24.63	5.9	0.5	13.0	9.3	4.5	8.0	145.6
*	ICM PROP INVSTR	NY-ICH 2	5761 18.48	1.40	SEP 0.88	14.63	0.9	-0.8	16.6	9.6	-20.9	4.8	84.3
A	INTL INCOME PR#	AS-IIP 1	11297 8.42\$	1.00	JUN 0.64	13.50	-1.8	24.1	21.1	7.4	60.3	7.6	152.5
*	INVG MTG SECS	OC-INVG 3	682 47.33	2.00	JUN 22.76	13.50	0.0	-53.4	0.6	14.8	-71.5	48.1	9.2
A	IRT PROPERTY CO#	NY-IRT 2	7968 9.58	1.28	JUN 1.35	17.75	0.0	36.5	13.1	7.2	85.3	14.1	141.4
B	JMB REALTY	OC-JMBRS 2	1423 17.11	1.64	MAY 2.55	17.00	4.6	3.0	6.7	9.6	-0.6	14.9	24.2
*	F-JOHNSTWN/CONS RLY	NY-JCT 2	12280 16.59	1.70	JUN 0.46	14.38	0.9	-4.2	31.3	11.8	-13.4	2.8	176.5
B	L&N HOUSING	NY-LNC 4	2200 23.57	1.96	SEP 2.29	26.38X	7.5	-16.3	11.5	7.4	11.9	9.7	58.0
*	F-LANDSING INST V	OC-LANVS 2	5680 8.62\$	0.60	JUN 0.41	4.75	-17.4	-51.3	11.6	12.6	-44.9	4.8	27.0
*	LINCOLN NC RL FND	AS-LRF 2	1998 13.10	1.48	JUN 1.16	14.00X	-0.0	2.8	12.1	10.6	6.9	8.9	28.0
*	F-LINPRO SPEC'D PROP	AS-LPO 1	1856 8.96	0.70	--- 0.00	9.50	-2.6	-5.0	0.0	7.4	6.0	0.0	17.6
A	LOMAS & NET MTG	NY-LOM 3	11625 23.33	2.68	SEP 2.58	29.75X	0.9	13.3	11.5	9.0	27.5	11.1	345.8
*	LOMAS MTG CORP	NY-LMC 3	5600 18.55	2.16	SEP 2.13	25.00	4.2	23.5	11.7	8.6	34.8	11.5	140.0
*	MEDITRUST #	OC-MTRUS 1	6455 22.55	2.40	JUN 2.18	29.00	4.5	48.7	13.3	8.3	28.6	9.7	187.2
*	MELLON PART MTG	OC-MPMTS 4	8645 9.38	1.32	MAR 1.10	11.13X	1.8	27.1	10.1	11.9	18.6	11.7	96.2
B	MONY RL EST INV	NY-MYM 2	10252 9.56	0.88	AUG 0.74	10.63	3.7	19.7	14.4	8.3	11.1	7.7	108.9
A	MORTGAGE GROWTH	AS-MYG 2	5952 14.83	1.60	AUG 1.62	21.00	-3.4	20.0	13.0	7.6	41.6	10.9	125.0
*	MSA REALTY CORP	AS-SSS 1	4986 8.89	1.00	JUN 0.46	11.00	2.3	25.7	23.9	9.1	23.7	5.2	54.8
A	MTG & RLY TRUST	NY-MRT 3	8128 15.84	1.87	SEP 2.13	21.38X	-1.3	19.6	10.0	8.7	34.9	13.4	173.7
*	MTG INVSTMTS PLUS	AS-MIP 4	9020 9.04	0.80	SEP 0.77	7.75	-1.6	-10.1	10.1	10.3	-14.3	8.5	69.9
C	NATL CAPITAL RE	OC-NCTS 1	3645 2.76\$	0.00	JUN -1.29	1.63	-13.3	-50.0	0.0	0.0	-41.1	-46.7	5.9
A	NEW PLAN RLY TR#	NY-NPR 1	20629 5.04\$	0.78	APR 1.24	13.75	-0.9	24.1	11.1	5.7	172.8	24.6	283.6
*	F-NOONEY RLY TR#	OC-NRTI 1	867 17.17	0.80	JUN 1.43	15.25	0.0	-23.8	10.7	5.2	-11.2	8.3	13.2
B	ONE LIBERTY PR#	AS-OLP 1	1513 14.40	1.72	JUN 1.63	16.63	3.9	12.7	10.2	10.3	15.5	11.3	25.2
*	PAINWEBER RES RLY	AS-PWM 3	6058 9.49	1.00	JUN 0.96	9.63X	0.0	-3.8	10.0	10.4	1.4	10.1	58.3
A	PENN REIT#	AS-PEI 1	5424 15.53	2.10	MAY 2.38	32.63	-5.1	24.3	13.7	6.4	110.1	15.3	177.0
B	PITTS & WVA RR	AS-PW 1	1510 6.07	0.56	JUN 0.56	6.25	-2.0	16.3	11.2	9.0	3.0	9.2	9.4
B	PRESIDENTL RL-A#	AS-PDLA 2	479 2.66	1.20	JUN 1.58	14.13	4.6	-18.7	8.9	8.5	431.0	59.4	6.8
B	PRESIDENTL RL-B#	AS-PDLB 2	2786 2.66	1.20	JUN 1.58	13.13	5.0	4.0	8.3	9.1	393.4	59.4	36.6
A	PROPERTY CAPITAL	AS-PCT 2	8869 11.50\$	1.64	JUL 1.87	23.75	-1.6	18.0	12.7	6.9	106.5	16.3	210.6
A	PROPERTY TR AMER#	OC-PTRAS 1	5062 10.80	1.20	JUN 1.20	10.38	0.0	-6.7	8.6	11.6	-3.9	11.1	52.5
*	F-PRU RL CAPITAL	NY-PRT 1	11135 1.08\$	0.00	--- 0.00	1.25	0.0	-28.6	0.0	0.0	15.7	0.0	13.9
*	F-PRU RL INCOME #	NY-PRTPR 1	11135 8.00	0.70	JUN 0.72	8.00	1.6	4.9	11.1	8.8	0.0	9.0	89.1
*	F-RAINIER RLY	OC-RETS 2	3470 9.40	1.00	JUN 0.98	7.88	1.6	-6.0	8.0	12.7	-16.2	10.4	27.3
C	REALTY REFUND	NY-RRF 3	1021 18.30	1.51	JUL 1.51	16.50	0.0	20.0	10.9	9.2	-9.8	8.3	16.8
*	REALTY SOUTH	AS-RSI 4	1111 18.15	1.60	SEP 1.86	18.63X	-1.8	12.9	10.0	8.6	2.6	10.2	20.7
A	REIT OF CALIF#	OC-REITS 1	5822 11.07	1.28	JUN 1.27	17.63	0.7	23.7	13.9	7.3	59.2	11.5	102.6
*	F-RES PENSION 1	OC-RPAS 4	5481 9.46	1.08	DEC 1.60	11.75	-2.1	0.0	7.3	9.2	24.2	16.9	64.4
*	F-RES PENSION 2	OC-RPAS 4	8893 8.89	0.96	DEC 0.78	10.25	0.0	-10.9	13.1	9.4	15.3	8.8	91.2
*	RES PENSION 3	OC-RPSCS 4	8635 8.94	0.80	DEC 0.66	9.50	5.6	-2.6	14.4	8.4	6.3	7.4	82.0
*	RESIDENTIAL MTG	AS-RMI 3	4220 9.24	1.06	JUN 0.98	9.63X	2.8	-3.8	9.8	11.0	4.2	10.6	40.6
*	ROCK CTR PROPS #	NY-RCP 4	37510 17.92	1.76	JUN 1.82	21.00	2.4	12.8	11.5	8.4	17.2	10.2	787.7
A	F-SANTA ANITA	NY-SAR 1	8271 8.37\$	2.04	JUN 1.63	28.88	0.0	22.9	17.7	7.1	245.0	19.5	238.8
*	SIERRA CAP RLY IV	OC-SETD 1	7502 8.48	0.65	JUN 0.44	8.75	9.4	-12.5	19.9	7.4	3.2	5.2	65.6
*	F-SIERRA RE EQ82#	OC-SRE82 1	1586 6.71\$	0.70	JUN 0.32	9.75	0.0	-13.3	30.5	7.2	45.3	4.8	15.5
*	F-SIERRA RE EQ83#	OC-SETBS 1	3042 7.88\$	0.65	JUN 0.47	9.75	-1.3	-4.9	20.7	6.7	23.7	6.0	29.7
*	F-SIERRA RE EQ84#	OC-SETC 1	4886 7.84\$	0.60	JUN 0.30	9.25	10.4	0.0	30.8	6.5	18.0	3.8	45.2
C	STORAGE EQUITIES	NY-SEQ 1	9856 15.82	1.40	JUN 1.42	16.38	-0.8	-10.3	11.5	8.5	3.5	9.0	161.4
*	STRATEGIC MTG	NY-STM 3	5465 19.05	2.24	JUN 2.15	22.00	1.7	18.1	10.2	10.2	15.5	11.3	120.2
*	F-TRAML CROW REI#	NY-TCR 1	9075 13.66	1.40	JUN 1.50	15.13	0.8	13.1	10.1	9.3	10.7	11.0	137.3
*	F-TRAVELERS REIT	OC-TRATS 4	2523 9.43	1.04	SEP 1.08	11.50	0.0	16.5	10.6	9.0	22.0	11.5	29.0
*	F-TRAVELERS RLY INC	OC-TRIIS 4	2261 18.6										

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RANK	EXCH/ SYMBOL	GROUP	SHARES (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE OCT 08	FROM- JAN 1	P/E RATIO	% ANN YIELD	% PR TO BK	RETURN ON BKZ	MKT VAL MIL \$		
C	ABRAMS INDS INC	OC-ABRI	9	1782	8.50	0.24	JUL 0.25	7.00	0.0	21.7	28.0	3.4	-17.6	2.9	12.5	
B	AMER COMMUNITY DEV	OC-JICO	6	3020	5.57	0.00	JUL -1.92	1.38	0.0	-68.6	0.0	0.0	-75.3	-34.5	4.2	
*	LP-AMER INSURED MTG	OC-AIMAZ	8	10000	19.53	1.60	JUN 1.67	20.25	1.9	6.6	12.1	7.9	3.7	8.6	202.5	
C	AMER PACESETTER	PS-AECP	9	1465	11.68	0.00	JUN 0.23	14.75	-0.8	100.0	64.1	0.0	26.3	2.0	21.6	
C	AMERIBANC INV GP	OC-AINVS	9	3816	8.50	0.00	SEP 1.35	9.75	-2.5	9.9	7.2	0.0	14.7	15.9	37.2	
C	AMERICAN REALTY	AS-ARB	7	3506	9.72	0.00	JUN 0.57	8.00	-1.5	1.6	14.0	0.0	-17.7	5.9	28.0	
C	AMREP CORP	NY-AXR	6	4395	12.34	0.00	JUL 2.18	20.88	-0.6	-10.2	9.6	0.0	69.2	17.7	91.7	
C	ANGELES CORP	AS-ANG	10	3481	4.96	0.00	JUN -0.31	8.00	3.2	-1.5	0.0	0.0	61.3	-6.3	27.8	
*	LP-ANGELES FINC PTRS	AS-ANF	8	1051	18.29	1.85	JUN 1.90	16.13	-6.5	-4.4	8.5	11.5	-11.8	10.4	16.9	
B	BAY FINCL CORP	NY-BAY	7	3351	18.46	0.20	AUG 1.27	28.50	0.9	0.0	22.4	0.7	54.4	6.9	95.5	
C	BEI HOLDINGS	OC-BEIH	9	10320	3.69	0.00	JUL -0.21	10.25	1.2	20.6	0.0	0.0	177.8	-5.7	105.8	
C	LP-BENEQUITY HLDGS	NY-BH	7	5746	7.91	1.20	JUN 1.56	23.75	0.0	22.6	15.2	5.1	200.3	19.7	136.5	
D	BRITISH LAND AMER	NY-BLA	7	3689	2.33	0.00	JUN -2.19	3.50	7.7	-15.2	0.0	0.0	50.2	-94.0	12.9	
*	LP-BURGER KING INV	NY-BKP	7	4635	18.99	1.88	JUN 1.38	20.50	-0.6	2.5	14.9	9.2	8.0	7.3	95.0	
C	CALTON INC	NY-CN	6	18000	1.69	0.00	AUG 0.41	5.00	-9.1	-33.3	12.2	0.0	195.9	24.3	90.0	
*	CASTLE & COOKE	NY-CKE	9	41655	9.67	0.00	JUN -1.11	17.63	1.4	35.6	0.0	0.0	82.3	-11.5	734.2	
C	CENTENNIAL GROUP	AS-CEG	6	1421	8.78	0.00	JUN 0.23	7.88	21.2	-16.0	34.2	0.0	-10.3	2.6	11.2	
A	CENTEX CORP	NY-CTX	5	17899	19.06	0.25	JUN 2.69	35.75	-5.9	40.9	13.3	0.7	87.6	14.1	639.9	
C	CHAMPION HOME	AS-CHB	11	35966	1.48	0.00	AUG -0.10	1.63	8.3	-18.8	0.0	0.0	9.8	-6.8	58.4	
D	CHRISTIANA COS	NY-CST	6	2406	8.46	0.00	JUN 0.09	5.00	0.0	-41.2	55.6	0.0	-40.9	1.1	12.0	
C	CITIZENS GROWTH	OC-CITGS	9	523	16.09	0.48	JUL 0.95	14.25	0.0	-5.0	15.0	3.4	-11.4	5.9	7.5	
B	CLAYTON HOMES	NY-CMH	11	10258	4.71	0.00	SEP 0.81	12.75	18.6	-2.7	15.7	0.0	170.7	17.2	130.8	
C	COMMONWLT MTG CO	OC-CCMC	8	6220	2.91	0.00	JUL 0.76	9.00	-10.0	-10.0	11.8	0.0	209.3	26.1	56.0	
B	CONGRESS ST PROPS	OC-CSTP	9	1272	12.14	0.00	MAY 0.52	11.00	0.0	-24.1	21.2	0.0	-9.4	4.3	14.0	
B	COUNTRYWIDE CRDIT	NY-COR	8	11994	2.79	0.24	AUG 0.71	12.25	5.8	117.3	17.3	2.0	339.1	25.4	146.9	
B	COUSINS PROPS	OC-COCS	9	11436	4.93	0.32	JUN 1.57	19.75	19.7	400.1	12.6	1.6	300.6	31.8	225.9	
E	COVINGTON TECH	OC-COVT	6	13892	0.51	0.00	JUN -0.31	0.88	0.0	40.0	0.0	0.0	71.6	-60.8	12.2	
B	LP-CRI INS MTG INV	NY-CRM	8	9100	18.82	2.11	JUN 2.08	21.38	-7.6	0.0	10.3	9.9	13.6	11.1	194.5	
D	DELTONA CORP	NY-DLT	6	5574	4.51	0.00	JUN 1.21	5.50	2.3	-22.8	4.5	0.0	22.0	26.8	30.7	
C	DEVEL CORP AMER	AS-DCA	6	5942	14.06	0.00	JUN 0.78	12.38	2.1	-19.5	15.9	0.0	-12.0	5.5	73.5	
B	DISNEY (WALT)	NY-DIS	9	130594	10.24	0.32	JUN 1.62	42.75	2.1	51.5	26.4	0.7	317.5	15.8	5582.9	
*	LP-EQ GRN ACRES LP	NY-EGA	7	10173	9.30	0.94	---	0.00	10.75	0.0	7.5	0.0	8.7	15.6	0.0	109.4
A	EQUITEC FNCL GP	NY-EFG	10	4916	5.33	0.16	JUL 0.53	8.50	6.3	-11.7	16.0	1.9	59.5	9.9	41.8	
B	FAIRFIELD COMM	NY-FCI	6	10640	11.26	0.20	AUG 0.48	8.38	1.5	-37.4	17.4	2.4	-25.6	4.3	89.1	
C	FED NATL MTG	NY-FNM	8	73329	18.68	0.32	SEP 2.07	31.75	-1.9	22.7	15.1	1.0	70.0	11.2	2328.2	
B	FIRST CAROLINA	OC-FCARS	9	834	28.81	0.50	JUN 5.58	32.00	-1.5	28.0	5.7	1.6	11.1	19.4	26.7	
B	FIRST CITY INDS	NY-FCY	6	8703	9.33	0.00	JUN -3.13	5.25	-2.3	-31.1	0.0	0.0	-43.7	-33.5	45.7	
A	FLEETWOOD ENTER	NY-FLE	11	23307	12.37	0.52	JUL 1.61	21.50	-8.5	-11.8	13.4	2.4	73.8	13.0	501.1	
B	FOREST CITY-A#	AS-FCE.A	7	4053	18.57	0.30	APR 2.20	32.25	6.6	24.0	14.7	0.9	73.7	11.8	130.7	
B	FOREST CITY-B#	AS-FCE.B	7	3896	18.57	0.18	APR 2.20	31.75	5.0	23.3	14.4	0.6	71.0	11.8	123.7	
C	FPA CORP	AS-FPO	6	3995	11.87	0.00	JUN -0.20	9.50	-9.5	-9.5	0.0	0.0	-20.0	-1.7	38.0	
D	GEMCRAFT INC	OC-GEH	6	5138	2.72	0.00	JUN 1.47	7.00	-6.7	-23.3	4.8	0.0	157.4	54.0	36.0	
B	GENERAL DEVLPMT	NY-GDV	5	10500	14.01	0.00	JUN 3.17	16.00	-3.0	3.2	5.0	0.0	14.2	22.6	168.0	
C	GENERAL HOMES	NY-GHO	5	15009	10.21	0.00	JUN 1.13	7.50	0.0	27.7	6.6	0.0	-26.5	11.1	112.6	
A	LP-GOULD INVSTRS LP	AS-GLP	7	1515	5.66	0.00	JUN 1.05	40.00	-0.6	56.9	38.1	0.0	606.7	18.6	60.6	
C	GREAT AMER MAI	OC-GAMI	8	6517	14.22	0.00	APR -2.76	17.00	0.0	9.7	0.0	0.0	19.5	-19.4	110.8	
B	GRUBB & ELIUS	NY-GRE	10	15237	5.20	0.08	JUN 0.07	6.13	-2.0	-37.2	87.5	1.3	17.8	1.3	93.3	
B	HALLWOOD GROUP	NY-HWG	9	4555	16.15	1.12	JUL 2.12	19.88	3.2	13.6	9.4	5.6	23.1	13.1	90.5	
C	HAMMOND CO	OC-THCO	8	2117	4.12	0.00	JUN -0.01	6.50	-7.1	62.5	0.0	0.0	57.8	-0.2	13.8	
D	HOMAC INC	OC-HOMC	6	2675	5.33	0.00	JUN -1.23	3.50	7.7	16.7	0.0	0.0	-34.3	-23.1	9.4	
C	HOVNANIAN ENTR	AS-HOV	6	10562	4.75	0.00	AUG 1.35	16.00	-1.5	114.9	11.9	0.0	236.8	28.4	169.0	
D	INDIANA FNCL INV	OC-IFII	7	977	9.05	0.00	JUN 0.86	6.13	-3.9	40.0	7.1	0.0	-32.3	9.5	6.0	
C	INTEGRATED RESC	NY-IRE	10	7603	18.36	0.00	JUN -0.80	23.88	1.6	-3.5	0.0	0.0	30.0	-4.4	181.5	
C	INTERGROUP CORP	OC-INTG	7	1201	13.24	0.00	DEC 0.95	11.00	0.0	2.3	11.6	0.0	-16.9	7.2	13.2	
*	INTL AMER HOMES	OC-HOME	6	7652	2.78	0.00	JUN 0.13	4.63	8.8	-2.6	35.6	0.0	66.4	4.7	35.4	
B	JOHNSTOWN AMER-A	AS-JAC	10	8435	2.87	0.00	MAY 0.24	3.75	3.4	-38.8	15.6	0.0	30.7	8.4	31.6	
C	K&B HOME CORP	NY-KBH	5	27000	5.06	0.20	AUG 1.03	10.88	-10.3	-9.4	10.6	1.8	114.9	20.4	293.6	
B	KAUFMAN & BROAD	NY-KB	9	9879	12.37	0.33	AUG 2.07	19.25X	8.2	71.1	8.6	1.7	55.6	18.0	190.2	
C	KNUTSON MTGE CORP	OC-KNMC	8	13825	3.04	0.00	---	0.00	9.50	-9.5	0.0	0.0	212.5	0.0	131.3	
A	KOGER CO#	AS-KGR	7	10776	13.39	2.40	JUN 1.43	29.88	0.8	18.3	20.9	8.0	123.1	10.7	321.9	
A	KOGER PROPS#	NY-KOG	7	9520	8.20	2.60	JUN 2.00	29.88	1.3	14.9	14.9	8.7	264.3	24.4	284.4	
C	LANDMARK LAND	AS-LML	9	7976	9.07	0.40	JUN 0.96	19.38	2.0	-7.7	20.2	2.1	113.6	10.6	154.5	
C	LEISURE+TECH	AS-LVX	6	3794	2.37	0.00	JUN 0.40	4.75	2.7	-30.9	11.9	0.0	100.4	16.9	18.0	
C	LENNAR CORP	NY-LEN	5	8716	16.70	0.20	AUG 1.23	16.13	-3.7	27.7	13.1	1.2	-3.4	7.4	140.5	
C	LEVITT CORP	AS-LVT	6	3400	6.81	0.00	JUN 0.46	11.00	-1.1	91.3	23.9	0.0	61.5	6.8	37.4	
*	LOAN AMER FNCL-B	OC-LAFB	8	1986	6.08	0.00	SEP 0.82	11.50	-4.2	-8.0	14.0	0.0	89.1	13.5	22.8	
A	LOMAS & NET FINC	NY-LNF	8	19297	17.41	1.64	SEP 3.29	46.75X	26.6	27.2	14.2	3.5	168.5	18.9	902.1	
C	M/I SCHOTNSTN HNS	OC-MIHO	6	5800	1.41	0.00	JUN 0.31	6.50	-5.5	0.0	21.0	0.0	361.0	22.0	37.7	
C	MAJOR REALTY	OC-MAJR	6	5945	1.01	0.00	JUN -0.44	9.75	1.3	18.2	0.0	0.0	865.3	-43.6	58.0	
A	MDC HOLDINGS	NY-MDC	5	19190	7.15	0.36	JUN 1.97	16.50	-1.5	40.4	8.4	2.2	130.8	27.6	316.6	
B	MISSION WEST PR	AS-MSW	6	1553	11.43	0.28	AUG 0.35	10.13	1.3	28.6	28.9	2.8	-11.4	3.1	15.7	
C	NATIONAL ENTRPRS	NY-NEI	11	7106	2.54	0.00	SEP 0.10	4.63	-7.5	2.8	46.3	0.0	82.1	3.9	32.9	
C	NE MORTGAGE CO	AS-NM	8	5130	2.52	0.20	JUN 0.92	9.88	11.3	-3.7	10.7	2.0	291.9	36.5	50.7	
B	LP-NEWHALL INV PROP	NY-NIP	7	4440	3.04	1.30	SEP 7.22	11.38X	-4.8	-8.1	1.6	11.4	274.2	237.5	50.5	
B	LP-NEWHALL LAND	NY-NHL	9	20483	5.84	0.86	SEP 2.03	39.63	11.6	25.3	19.5	2.2	578.5	34.8	811.6	
C	LP-NVHOMES LP	AS-NVH	6	9900	2.76	1.28	SEP 1.14	12.13	1.0	1.0	10.6	10.6	339.3	41.3	120.0	
A	OAKWOOD HOMES	NY-OH	11	4574	11.33	0.08	JUN 1.23	14.88	-3.3	-25.6	12.1	0.5	31.3	10.9	68.0	
C	ORIOLE HOMES-A	AS-OHC.A	6	1957	9.42	0.15	JUN 0.82	6.75	8.0	-3.6	8.2	2.2	-28.3	8.7	13.2	
C	ORIOLE HOMES-B	AS-OHC.B	6	1984	9.42	0.20	JUN 0.82	6.63	3.9	-1.9	8.1	3.0	-29.7	8.7	13.1	
C	PARKWAY COMPANY	OC-PKWY	9	1300	23.35	0.20	JUN 1.13	21.00	0.0	6.3	18.6	1.0	-10.1	4.8	27.3	
*	PATTEN CORP	OC-PATN	6	7800	1.95	0.00	JUN 0.75	17.75	4.4	246.3	23.7	0.0	810.3	38.5	138.5	
*	PERINI INV PFD	AS-PNVPR	13	1650	10.00	1.10	---	0.00	12.13	0.0	2.1	0.0	9.1	21.3	0.0	20.0
*	PERINI INV PR#	AS-PNV	7	3340	-2.52	0.48	JUN 1.00	13.75	-3.5	19.6	13.8	3.5	0.0	0.0	45.9	84.1
*	PRINCEVILLE DEV	OC-PVDC	6	8740	3.94	0.16	AUG 0.09	9.63	-10.5	45.3	106.9	1.7	144.3	2.3	84.1	
B</																

October 24, 1986

													October 24, 1986		
RANK	EXCH/ SYMBOL GROUP	SHARES (000)	BOOK VALUE	ANN DIV	-EARNINGS-- MON 12 MO	LAST PRICE	% CHANGE OCT 08	FROM- JAN 1	P/E RATIO	% ANN YIELD	% PR TO BK	RETURN ON BK	MKT VAL MIL \$		
* LP-RETIREMNT LIV MTG	OC-RLIVZ	8	1264	22.76	1.88	JUN 1.92	23.00	0.0	-8.0	12.0	8.2	1.1	8.4	29.1	
* RIDGEWOOD PROPS	OC-RWPI	7	996	34.77	0.00	MAY 1.78	23.75	0.0	1.1	13.3	0.0	-31.7	5.1	23.7	
E RIVER OAKS INDS	NY-ROI	11	12053	1.09	0.00	MAR -0.52	0.50	-20.0	-85.2	0.0	0.0	-54.1	-47.7	6.0	
C ROCKWOOD NATL	PS-RNC	6	9682	2.15	0.00	JUN 0.43	3.25	8.3	-21.2	7.6	0.0	51.2	20.0	31.5	
A ROUSE CO#	OC-ROUS	7	31106	6.88\$	0.60	JUN 0.74	29.63	2.2	12.9	40.0	2.0	330.6	10.8	921.5	
B RYAN HOMES	NY-RYN	5	6950	22.97	1.20	JUN 3.23	49.25	3.4	82.4	15.2	2.4	114.4	14.1	342.3	
A RYLAND GROUP	NY-RYL	5	12535	7.04	0.40	SEP 1.88↑	17.63	-2.1	19.5	9.4	2.3	150.4	26.7	220.9	
B SANTA FE SO PAC	NY-SFX	9	163068	34.17	1.00	SEP 1.53↓	30.25	4.8	-13.3	19.8	3.3	-11.5	4.5	4932.8	
C SAUL (BF) REIT#	NY-BFS	7	5483	8.97\$	0.20	JUN -0.26	18.00X	-1.8	11.6	0.0	1.1	100.7	-2.9	98.7	
B SECURITY CAPITAL	AS-SCC	8	5717	10.59	0.20	JUN -0.06	6.88X	-2.8	-38.9	0.0	2.9	-35.1	-0.6	39.3	
B SKYLINE CORP	NY-SKY	11	11217	11.48	0.48	AUG 0.94	13.75	6.8	-16.0	14.6	3.5	19.8	8.2	154.2	
D SO ATLANTIC FIN	OC-SOAF	7	6148	2.93	0.00	JUN 0.81	9.50	0.0	76.7	11.7	0.0	224.2	27.6	58.4	
C SOUTHLAND FINCL	OC-SFIN	7	16769	11.11	0.52	JUN -1.61	27.00	-2.3	28.6	0.0	1.9	143.0	-14.5	452.8	
B SOUTHBANK CORP	NY-SM	9	45147	9.60	0.24	JUN 1.56	9.13	-3.9	7.6	5.8	2.6	-4.9	16.3	412.0	
C LP-SOUTHWEST RLTY#	AS-SWL	7	3442	7.68\$	0.00	JUN 1.64	4.63	-5.1	-50.0	2.8	0.0	-39.8	21.4	15.9	
C STARRETT HOUSING	AS-SHO	6	5917	4.31	0.00	JUN -0.01	16.00	-0.8	-14.1	0.0	0.0	271.2	-0.2	94.7	
B STD PACIFIC	NY-SPF	5	11595	9.44	0.40	JUN 2.08	30.00	6.7	88.5	14.4	1.3	217.8	22.0	347.9	
B SUNLITE INC	OC-SNLT	9	3238	5.13	0.00	JUN -0.34↓	3.00	-4.0	-27.3	0.0	0.0	-41.5	-6.6	9.7	
* SUNSTATES CORP	OC-SUST	9	514	31.82	0.00	MAR -4.37	12.25	4.3	11.4	0.0	0.0	-61.5	-13.7	6.3	
C THACKERAY CORP	NY-THK	9	5107	2.28	0.00	JUN 0.06	9.00	1.4	-23.4	150.0	0.0	294.7	2.6	46.0	
C TIERCO GP INC	OC-TIER	7	2126	9.82	0.00	JUN -1.06	6.75	0.0	-20.6	0.0	0.0	-31.3	-10.8	14.4	
C TOLL BROS	NY-TOL	5	10000	2.64	0.00	JUL 0.89	14.88	21.4	19.0	16.7	0.0	463.4	33.7	148.8	
* LP-U.S. REALTY PTNRS	OC-USRLZ	7	1222	22.78	0.88↑	---	0.00	23.25	0.0	-7.0	0.0	3.8	2.1	0.0	28.4
B LP-UDC-UNIVRSL DEV	NY-UDC	6	10652	7.07	2.00	JUN 3.18	22.38	2.3	36.3	7.0	8.9	216.5	45.0	238.3	
B UNICORP AMER	AS-UAC	7	7529	13.29\$	0.60	JUN 1.47	13.88	8.8	23.3	9.4	4.3	4.4	11.1	104.5	
* UNICORP B PFD	AS-UAC.B	13	2196	12.50	0.75	---	0.00	16.88	8.0	18.4	0.0	4.4	35.0	0.0	37.1
C UNION VALLEY CORP	AS-UVC	6	3967	1.98	0.00	JUN 0.96	7.63	-11.6	-1.6	7.9	0.0	285.1	48.5	30.2	
* US CAPITAL CORP	OC-USCC	6	8270	1.95	0.00	JUL -1.44↑	1.38	-8.3	-59.3	0.0	0.0	-29.5	-73.8	11.4	
C US HOME CORP	NY-UH	5	39813	5.35	0.00	JUN -2.40	5.25	5.0	-8.7	0.0	0.0	-1.9	-44.9	209.0	
Z US SHELTER CORP	OC-USSS	10	9446	2.92	0.00	JUN -0.16	2.25	-21.7	-45.5	0.0	0.0	-22.9	-5.5	21.3	
* LP-VMS MORTGAGE INV	OC-VMLPZ	8	7629	8.80	1.08	←MAR 0.97	9.88	3.9	5.3	10.2	10.9	12.2	11.0	75.3	
C VYQUEST INC	AS-VY	11	3849	7.55	0.00	AUG 0.41↓	6.50	6.1	4.0	15.9	0.0	-13.9	5.4	25.0	
C WASHINGTON CORP	PH-TWC.X	6	1987	4.74	0.10	JUN -0.09	4.25	0.0	9.7	0.0	2.4	-10.3	-1.9	8.4	
* WASHINGTON HOME	AS-WHI	6	3152	8.08	0.00	JUL 2.48	13.38	-13.0	38.5	5.4	0.0	65.5	30.7	42.2	
C WEBB (DEL E) CORP	NY-WBB	9	7919	14.20	0.20	←SEP 2.31↑	23.25	1.6	10.1	10.1	0.9	63.7	16.3	184.1	
L WESPAC INVSTR	OC-WESPS	12	5954	2.22	0.19	MAY -1.02	5.13	10.8	-21.2	0.0	3.7	130.9	-45.9	30.5	
* LP-WINTHROP INS MTG	AS-WMI	8	3868	14.34	1.68	JUN 3.06	16.13	-1.5	-17.3	5.3	10.4	12.4	21.3	62.4	
B WRITER CORP	OC-WRTC	6	4135	8.81	0.15	JUN 0.29	7.00	7.7	-17.6	24.1	2.1	-20.5	3.3	28.9	
B ZIMMER CORP	AS-ZIM	11	4662	3.47	0.00	SEP -1.04↑	3.25	4.0	-35.0	0.0	0.0	-6.3	-30.0	15.2	

COMPARATIVE REALTY STOCK GROUP AVERAGE 10/22/86

GROUP NUMBER & NAME	DIV	NON-DIV	TOTAL	SHARE (000)	BOOK VALUE	ANNUAL DIV	EARN ANN	LAST PRICE	% CHANGE OCT 08	FROM JAN 1	P/E RATIO	ANNUAL YIELD	% PR TO BK	RETURN ON BK	MARKET VAL(000)
1 PROPERTY REITS	43	4	47	6251	10.93	1.20	1.10	15.68	0.5	10.4	14.2	7.6	43.4	10.1	4982.2
2 PROP & MTG COMB REITS	20	2	22	5067	12.36	1.33	1.24	15.01	0.8	2.5	12.1	8.9	21.5	10.0	1811.6
3 MORTGAGE REITS	18	1	19	5963	15.62	1.64	2.46	15.58	-0.3	6.7	6.3	10.6	-0.3	15.7	1849.0
4 PARTICIPATING MTG REITS	12	0	12	8220	12.64	1.20	1.25	13.45	0.6	0.6	10.8	8.9	6.4	9.9	1433.1
5 MAJOR HOMEBUILDERS	8	4	12	16908	10.57	0.26	1.47	19.43	0.8	34.9	13.2	1.3	83.7	13.9	3257.0
6 OTHER BLDRS/DEVELOPERS	9	26	35	6040	5.73	0.13	0.30	8.45	-0.7	-0.3	28.3	1.5	47.6	5.2	1832.3
7 INCOME PROP BLDG/OWNR	15	11	26	5870	11.11	0.55	1.01	18.64	0.5	13.0	18.4	2.9	67.8	9.1	3325.0
8 MORTGAGE BANKER/FINANCE	11	5	16	11190	11.56	0.80	1.09	16.73	1.9	5.9	15.4	4.8	44.8	9.4	4382.7
9 DIVERSIFIED RLTY&HOLDING	13	8	21	22518	13.25	0.30	0.95	18.34	3.2	16.0	19.3	1.6	38.4	7.2	13633.2
10 RLTY SVCS/SYNDICATORS	2	4	6	8186	6.61	0.04	-0.07	8.75	1.0	-16.0	0.0	0.5	32.4	-1.1	397.4
11 MANUFACTURED HOUSING	4	6	10	12275	6.32	0.14	0.37	8.65	0.4	-17.2	23.4	1.6	36.8	5.9	1061.2
L LIQUIDATING COMPANIES	1	0	1	5954	2.22	0.19	-1.02	5.13	10.8	-21.2	NC	NC	130.9	NC	30.5
P PREFERRED STOCKS	2	0	2	1923	11.25	0.93	0.00	14.50	4.5	11.0	NC	NC	28.9	NC	57.1
OVERALL AVERAGE			229	8885	10.69	0.77	1.04	14.73	0.8	8.2	14.1	5.2	37.8	7.2	38052.2
DOW JONES INDUSTRIALS							103.39	1808.35	0.2	16.9	17.5	3.8			
STANDARD & POOR'S 500							14.71	236.26	-0.2	11.8	16.1	3.5			
DOW JONES UTILITIES							13.95	199.56	0.4	14.2	14.3	7.9			

REALTY STOCK RANKINGS

REALTY STOCK REVIEW has developed its exclusive Rankings of real estate stocks to indicate how each stock stands fundamentally in terms of its past, present and future. Rankings from "A" (highest) to "E" (lowest), shown in the first column in the statistical tables, are assigned based on:

(1) Earnings and dividend growth and stability over the past five years (the past - roughly 40%); Companies with over two but less than five years of operations score lower here, hence have lower overall Rank.

(2) Financial measures including leverage and liquidity and match of asset/liability maturities in the balance sheet (the present - about 40%); and

(3) Exposure to outside economic and competitive forces and management's ability to control its business destiny thru leverage and planning (our subjective estimate of the future - 20%).

Being rooted in historical factual analysis, Rankings are not based upon current price and thus are not intended as recommendations. A highly-Ranked stock may become overpriced or underpriced during trading, and vice versa. Rankings are given without regard to whether the entity subscribes to RSR. Other entries in the Ranking column denote:

--An asterisk (*) denotes stocks which cannot be ranked because of insufficient (generally less than two years) operating history in present form, or newly organized companies, or incomplete or non-comparable data.

--(Z) denotes entities which currently retain Audit or its investment banking affiliate, Campbell & Dillmeier, for specific assignments; and entities for which C&D is acting as non-retainer intermediary for a publicly announced proposed transaction.

--(L) denotes non-ranked liquidating entities.

NOTES TO COMPARATIVE STATISTICS - PAGES 6-8

All facts are on a per-share basis except computed ratios and market values. Each stock is classed in an industry group, numbered as in the Comparative Group Average Table on Page 5. Only historical data, or annualizations, are used; earnings are not estimates.

Annualized Dividend and Yield: The latest quarterly (or monthly) payout multiplied by 4 or 12. Since REITs must pay out 95% of EPS to be exempt from Federal income taxes, REIT dividends may vary.

Earnings and Price/Earnings Ratio: Computed from the latest (trailing) 12 months' earnings per share, except for cash flow companies. Cash flow entities, denoted with symbol "F" after their name, are those for whom net cash flow is the most meaningful measure of results. Net cash flow (defined as net income plus depreciation and partnership payments less mortgage amortization) on a per share basis (CFS) is used in place of earnings. Accumulated depreciation is added to historic book value for consistency.

Book value per share is tangible net worth after deducting intangibles (unamortized debt discount and expenses, etc.) for all companies except the following: INTANGIBLES PER SHARE (MAINLY GOODWILL) NOT DEDUCTED ARE: Amrep/\$1.18; Investors GNMA/\$27.44; Landmark Land/\$14.46; Johnstown Am./\$9.01; Security Cap./\$20.70; Vquest/-/\$1.14; Thackeray/\$3.15; Ameribanc Inv./\$4.44; First City/\$24.94; Integrated Res./\$5.05; Reading/\$1.99; Equitec/\$6.15; Lomas Fincl./\$11.38; Grubb & Ellis/\$4.37. Book value does not reflect asset value appreciation, for which see Appraised Value table, p. 5.

SYMBOLS & ABBREVIATIONS

Arrows show direction of new EPS, dividend, or Rankings.

= Net Cash Flow; See above definition.

Last bid prices are shown for over-the-counter stocks.

Exchanges: PH=Philadelphia; BO=Boston; PS=Pacific.

VJ=in bankruptcy reorganization; Y=Emerged from Ch. XI.

P=Paired stock. \$=Appraised value reported; see p. 5.

F = Finite life REIT. LP = Limited partnership.